



5 VEIW FROM 12TH ST NW  
EXISTING LOT



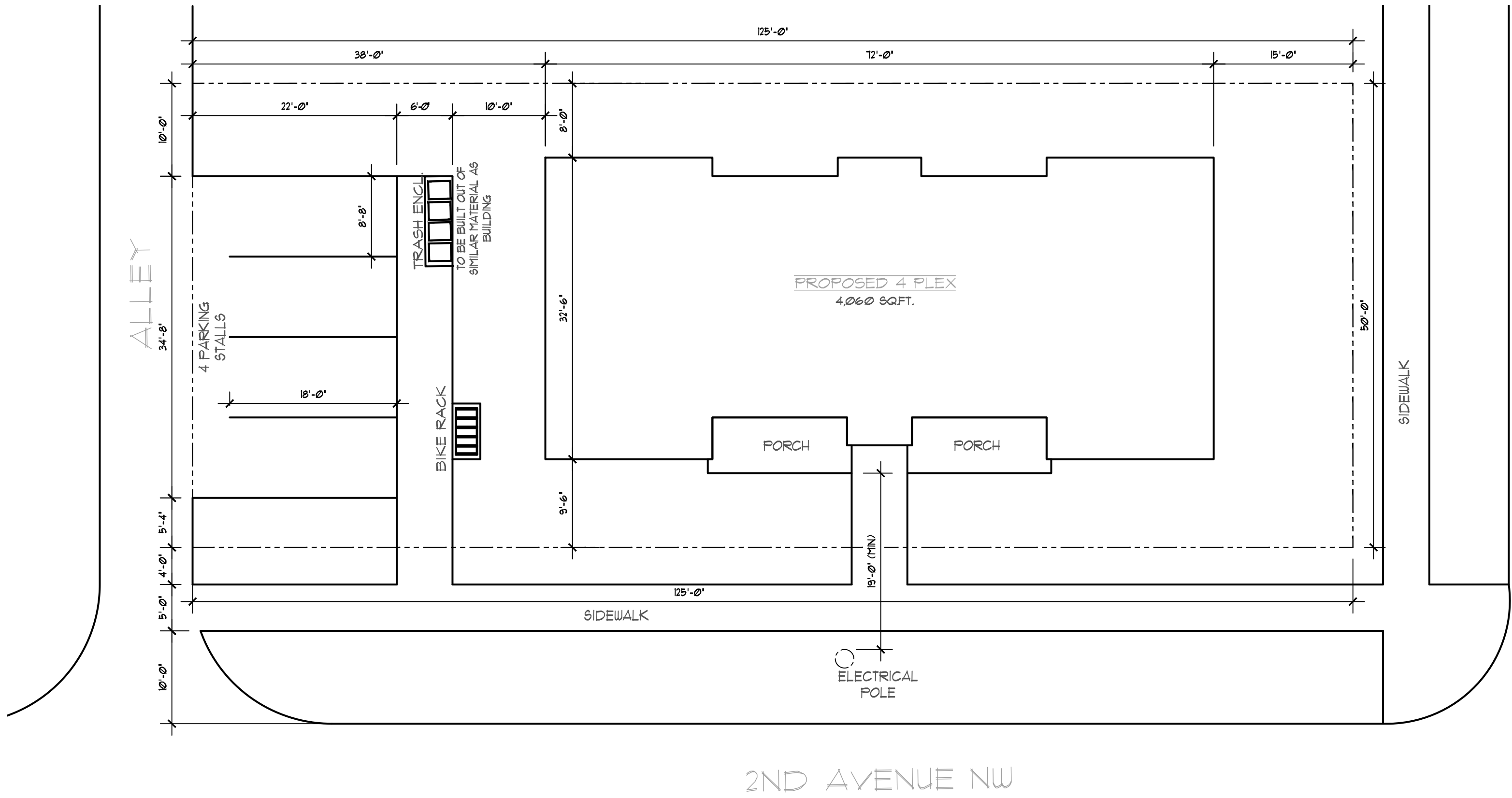
4 VIEW FROM 2ND AVE NW  
EXISTING LOT



3 CORNER OF 2ND AVE NW & 12TH ST NW  
EXISTING LOT



Aerial Photo 2  
NO SCALE



 **SITE PLAN**  
SCALE: 1" = 10' - 0" (LARGE FORMAT)  
SCALE: HALF SCALE (11" x 17")

# PROPOSED SITE LOCATION



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[illegible]

PRELIMINARY  
NOT FOR  
CONSTRUCTION

MINNESOTA

127 4 PLEX  
127 12TH STREET NW  
ROCHESTER

PROJECT #:	16018
DRAWN BY:	RCJ
CHECKED BY:	AJT
PRELIM DATE:	MARCH 26, 2017
BID SET DATE:	.
FINAL SET DATE:	.
REVISION :	.
PRINTED:	Mar 26, 2018

## SITE PLANS & ARIEL SHOT

# C1.1

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By Allison Sosa at 10:07 am, Mar 26, 2018





Zoning: R-2  
Use: Multi-Family Residential (4 Plex)

Setbacks:	Required	Planned
Front Yard	15 ft	15 ft
Rear Yard	25 ft	38 ft
Side Yard Min.	Sum 16 ft	16 ft (10 ft and 6 ft)
Street Side Yard	12.5 ft	9.5 ft

Required Landscape Area: 2,625 sq ft (42%)  
 Provided Landscape Area: 3,501 sq ft (56%)

Total Required	6 Stalls (1-1/2 Per 2 Bedroom Unit )
Total Provided	4-Rear

Maximum Permitted Height	35 ft
Proposed Building Height	31 ft

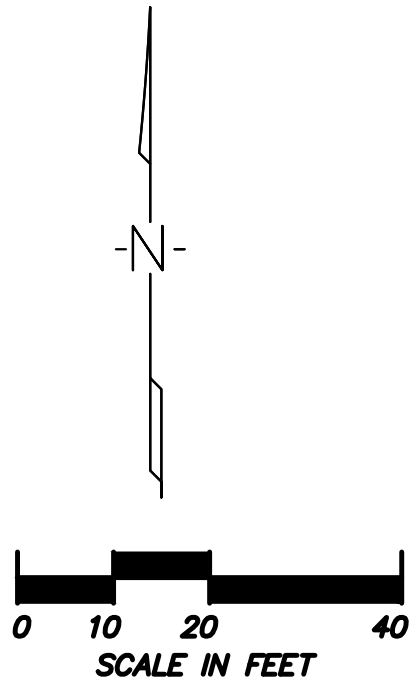
Bufferyard Indicator	II
Site Use Type	II
Adjacent Site Use Type	I
Bufferyard Class	C

One Tree for every 50 ft of Frontage  
Length of Street Frontage 125 ft  
Required Number of Trees 125 ft / 50 ft ~ 3 Trees

Lot 18, Block 28, Northern Addition

127 12th St NW  
Rochester, MN 55901

743512015967



- ① SAWCUT PAVEMENT REMOVE AND REPLACE PAVEMENT AND BASE IN KIND. MATCH EXISTING GRADES
- ② SAWCUT AND REMOVE EXISTING SIDEWALK. REPLACE SIDEWALK AND BASE IN KIND. MATCH EXISTING GRADES
- ③ SAWCUT AND REMOVE EXISTING CONCRETE APRON. REPLACE WITH A MINIMUM OF 6" TOPSOIL, SEED & MULCH OR SOD.

CONNECTION OF SANITARY SERVICE TO THE  
EX. 8" CLAY SANITARY MAIN SHALL BE MADE BY THE CITY.  
CONTRACTOR SHALL PROVIDE ADVANCE NOTICE  
TO THE CITY REGARDING THE TIME AND DATE  
THAT THE CITY NEEDS TO BE AVAILABLE TO MAKE  
THE CONNECTION. CONTACT # 507-254-0319

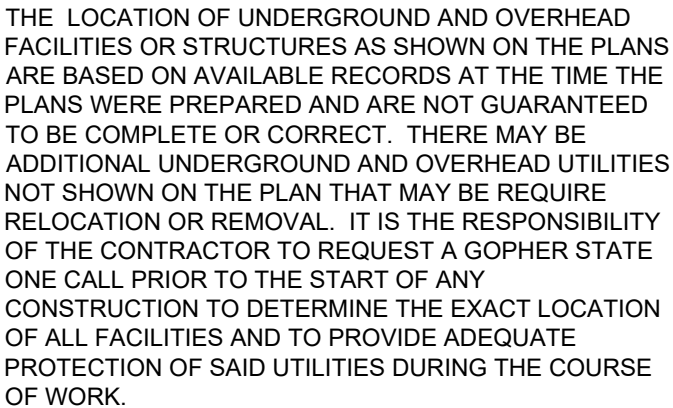
CONNECT TO EXIST 6" WATERMAIN  
F&I 6" GV AND BOX

ABANDON EXISTING SMALL WATER SERVICE. DISCONNECT BY CLOSING THE CORPORATION STOP AT THE MAIN. THE PIPE SHALL BE CUT OFF ONE FOOT FROM THE CORPORATION STOP, PINCHED CLOSED, AND THE CURB BOX RISER SECTION REMOVED.

1. CONTRACTORS DOING SERVICE CONNECTION WITHIN THE CITY OF ROCHESTER SHALL BE A LICENSED SEWER AND DRAIN CONTRACTOR PURSUANT TO LOCAL ORDINANCE REQUIREMENTS.

2. CONTRACTORS DOING SERVICE CONNECTION WORK WHICH IS NOT A PART OF A CITY CONTRACT SHALL OBTAIN PERMITS IN ACCORDANCE WITH THE FOLLOWING:
- (A) OBTAIN A STREET OPENING PERMIT FROM CITY DEPARTMENT OF PUBLIC WORKS.
  - (B) OBTAIN A PERMIT FOR WATER TAP SERVICE CONNECTION FROM CITY DEPARTMENT OF PUBLIC WORKS.
  - (C) OBTAIN A PERMIT FOR SANITARY SEWER CONNECTION SERVICE FROM CITY DEPARTMENT OF PUBLIC WORKS.
  - (D) OBTAIN A PERMIT FOR STORM SEWER AND DRAIN CONNECTION SERVICE FROM CITY DEPARTMENT OF PUBLIC WORKS.

City of Rochester Standard  
Specifications for Street and Utility  
Construction.



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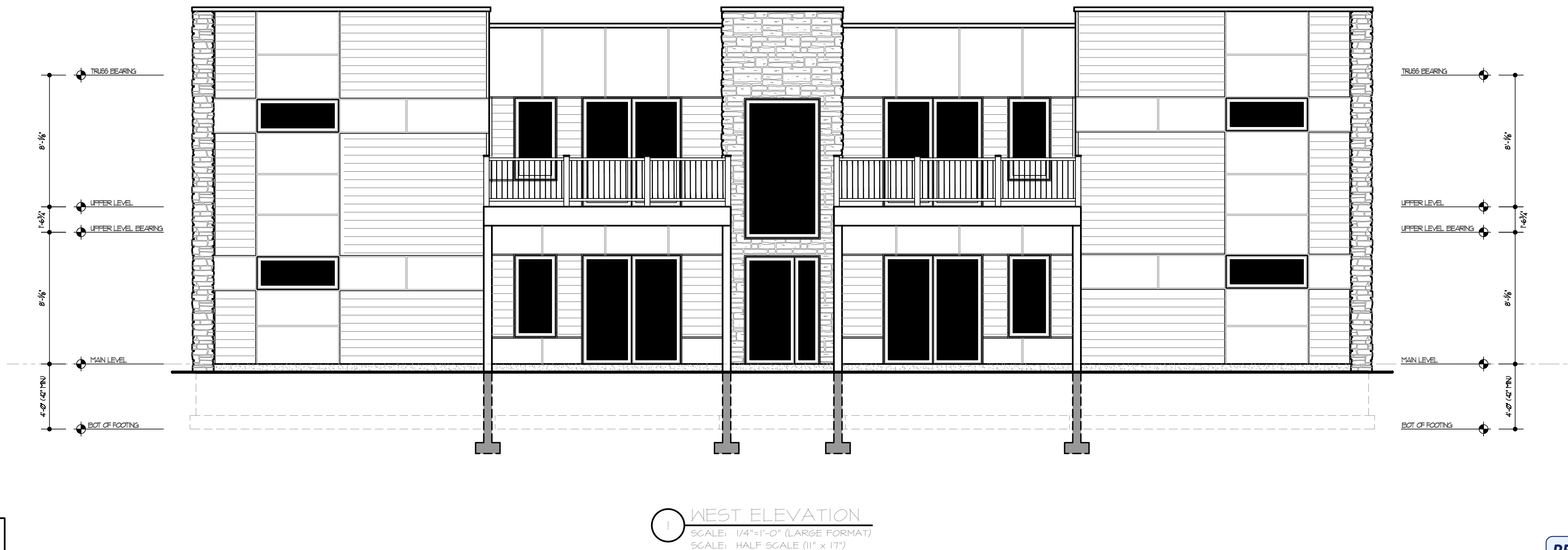
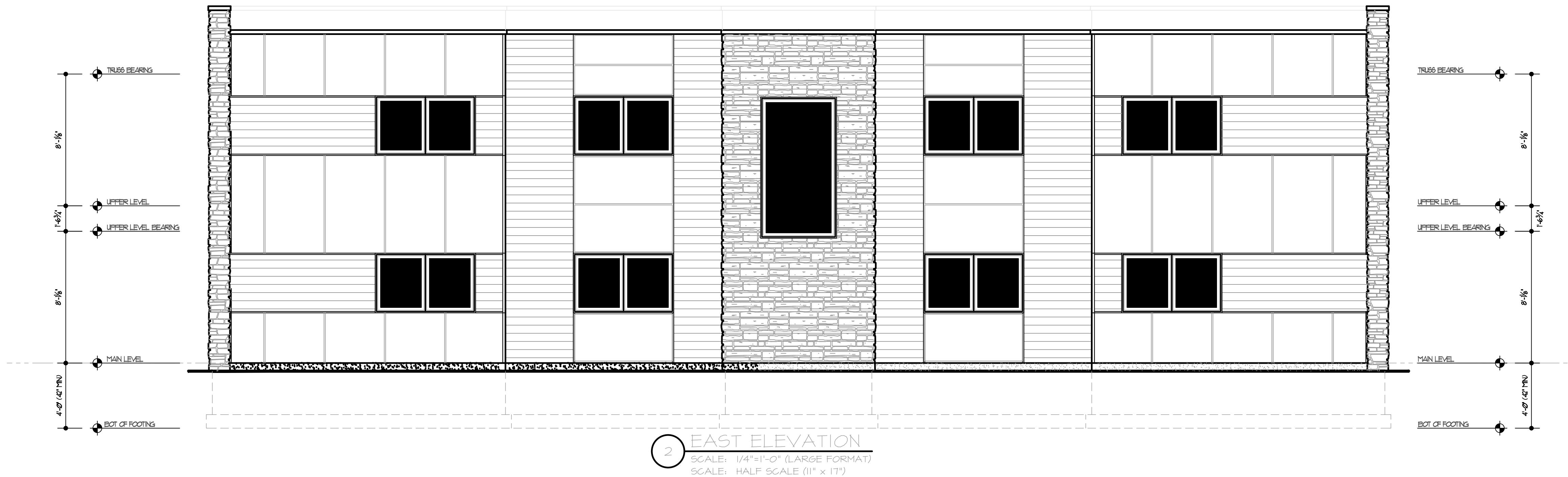
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127 12TH STREET NW  
ROCHESTER  
MINNESOTA

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### UTILITY SITE PLAN

## C1.2





1647 16th Ave. NW  
Rochester MN 55901  
PHONE (507) 286-7869  
ron@thedesignconnection.net  
www.thedesignconnection.net

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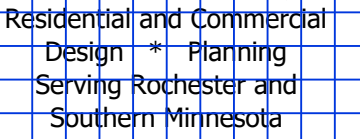
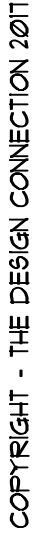
FRONT & REAR  
EXTERIOR ELEVATIONS

## A1.1

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MINNESOTA

1274 PLEX

127 12TH STREET NW  
ROCHESTER

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RIGHT & LEFT  
EXTERIOR ELEVATIONS

**RECEIVED**

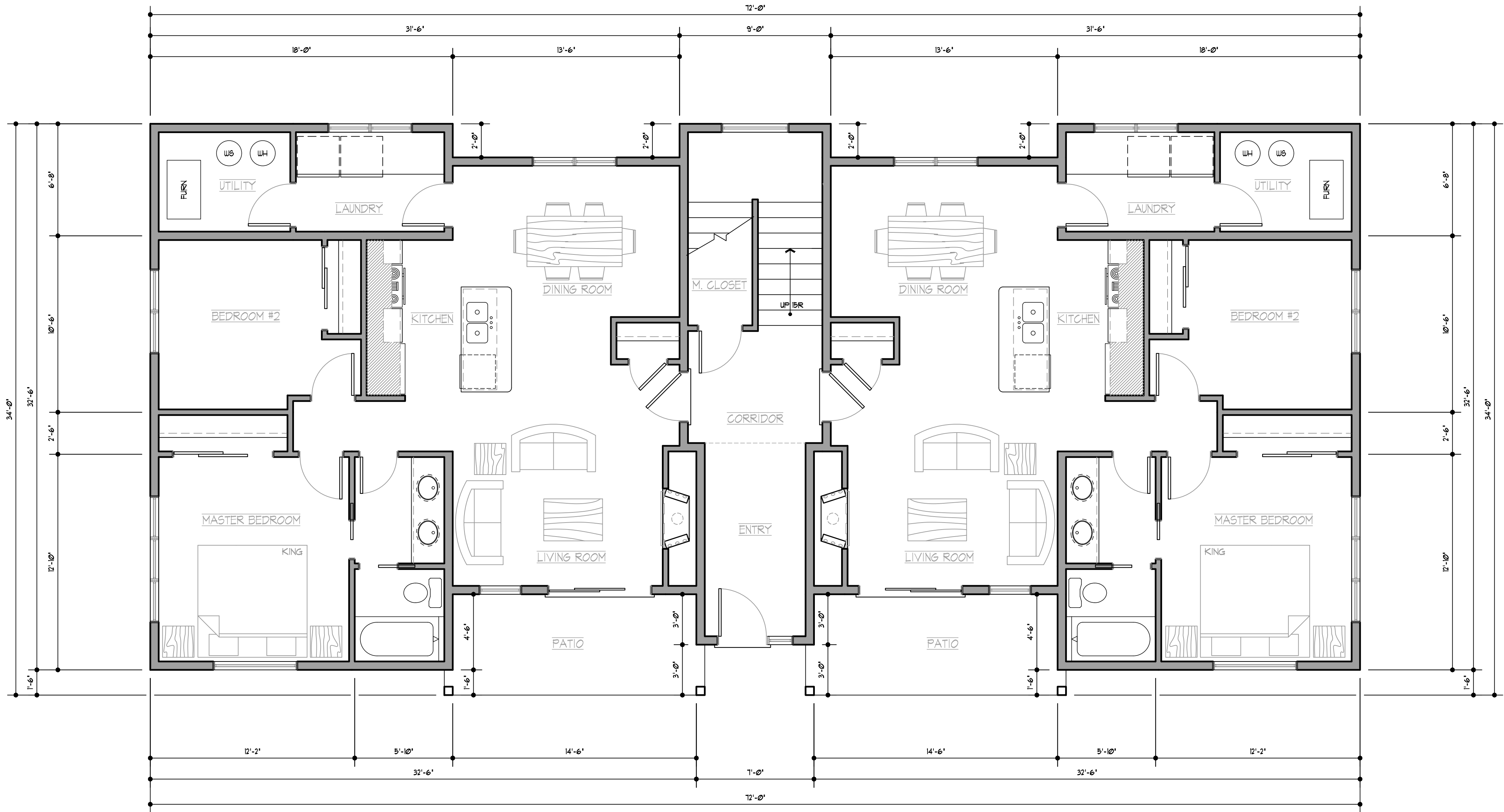
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## A1.2





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1 MAIN LEVEL PLAN  
SCALE: 1/4"=1'-0" (LARGE FORMAT)  
SCALE: HALF SCALE (11" x 17")



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MINNESOTA

**RECEIVED**  
By Allison Sosa at 10:08 am, Mar 26, 2018

QUICK REFERENCE KEY			
WINDOW TYPE/STYLE:		GENERIC	
LOWER LEVEL WALL HGT:		48' FROST FOOTING	
MAIN LEVEL WALL HGT:		8'-1 1/8" WOOD STUDS	
UPPER LEVEL WALL HGT:		8'-1 1/8" WOOD STUDS	
MAIN LEVEL FLOOR SYSTEM:		10' FLR TRUSS	
UPPER LEVEL FLOOR SYSTEM:		10' FLR TRUSS	
	GROSS SF	NET SF	VOLUME
MAIN LEVEL SQ FT:	2145 SF	2030 SF	VOL
UPPER LEVEL SQ FT:	2145 SF	2030 SF	VOL
FRONT PORCH SQ FT:		89 SF	
TWO BED UNIT SQ FT:	958 SF	894 SF	VOL

127 4 PLEX  
127 12TH STREET NW  
ROCHESTER

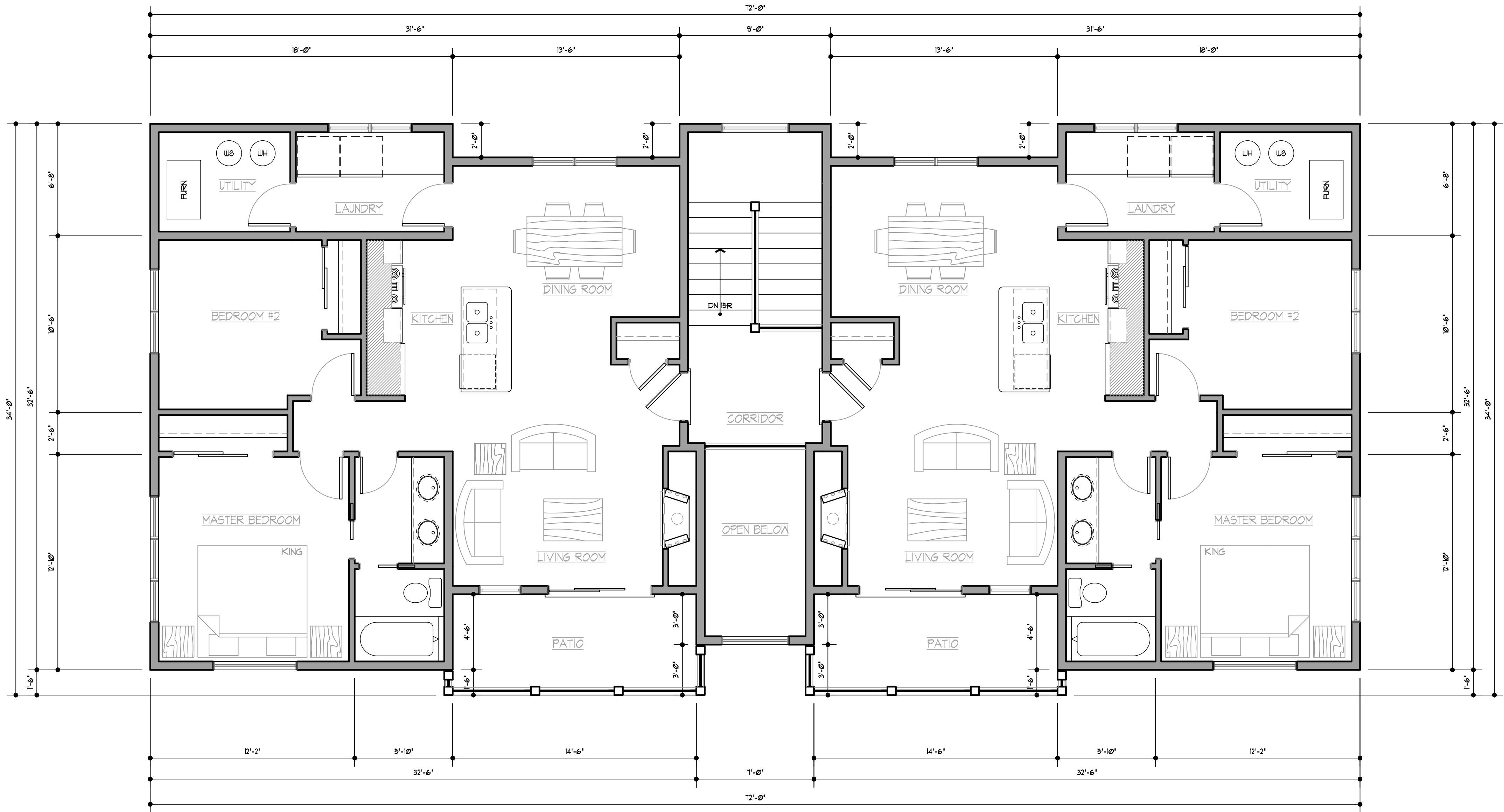
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MAIN LEVEL  
FLOOR PLAN

A3.1



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1 UPPER LEVEL PLAN  
SCALE: 1/4"=1'-0" (LARGE FORMAT)  
SCALE: HALF SCALE (11" x 17")

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By Allison Sosa at 10:09 am, Mar 26, 2018

QUICK REFERENCE KEY			
WINDOW TYPE/STYLE:		GENERIC	
LOWER LEVEL WALL HGT:		48" FROST FOOTING	
MAIN LEVEL WALL HGT:		8'-1 1/8" WOOD STUDS	
UPPER LEVEL WALL HGT:		8'-1 1/8" WOOD STUDS	
MAIN LEVEL FLOOR SYSTEM:		10' FLR TRUSS	
UPPER LEVEL FLOOR SYSTEM:		10' FLR TRUSS	
GROSS SF		NET SF	
VOLUME		VOLUME	
MAIN LEVEL SQ FT:	2145 SF	2030 SF	VOL
UPPER LEVEL SQ FT:	2145 SF	2030 SF	VOL
FRONT PORCH SQ FT:	83 SF		
TWO BED UNIT SQ FT:	958 SF	834 SF	VOL



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UPPER LEVEL  
FLOOR PLAN  
**A3.2**